



17-012

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CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT  
BY \_\_\_\_\_**MASTER LAND USE APPLICATION FORM**FILE NUMBER: PL17-012

<b>PROPERTY OWNER(S):</b> (If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: MV28 LLC	
ADDRESS: 12708 Leatherwood Lane	
CITY/STATE: Bow/WA	ZIP: 98232
TELEPHONE NUMBER and EMAIL ADDRESS: 360-757-7806	
<b>APPLICANT</b> (if other than owner):	
NAME: David E. Christensen AIA	
COMPANY: Christensen Design Management (If applicable)	
ADDRESS: P.O. Box 5068	
CITY/STATE: Bellingham / WA	ZIP: 98227
TELEPHONE NUMBER and EMAIL ADDRESS: 360-676-4800, cdm@masterplanning.com	
<b>CONTACT</b> (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: David E. Christensen AIA	
ADDRESS: P.O. Box 5068	
CITY/STATE: Bellingham / WA	ZIP: 98227
TELEPHONE NUMBER and EMAIL ADDRESS: 360-676-4800 cdm@masterplanning.com	

<b>PROJECT INFORMATION</b>
Project or development name: MV28
Property/project address(es)/location: Unassigned. Legal attached.  A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s):  P26279 and P26054
Existing land use(s):  Unimproved, Temp Agriculture use.
Proposed land uses: Non Project Rezone from C-2 to P.
Existing Comprehensive Plan designation: General Commercial
Proposed Comprehensive Plan designation (if applicable): Public District (RV Resort Park CUP)
Existing Zoning designation: C-2
Proposed Zoning designation (if applicable): P (RV Park as a Cond. use)
Site Area (sq. ft. or acreage): 20.8 acres
Project value: N/A
Is the site located in any type of environmentally sensitive area? No.

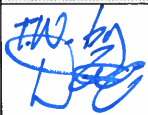
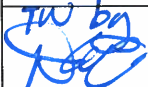






### PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

<b>Developers:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
MV28 LLC	12708 Leatherwood Lane, Bow	360-757-7806
<b>Architect:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
David E. Christensen AIA	P.O. Box 5068, Bellingham, WA	676-4800, cdm@masterplanning.com
<b>Engineer:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
Pat Severin PE	1111 Cleveland Ave., MV.98273	360-404-2010, pat@sdg-llc.com
<b>Surveyor:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
<b>Title Company:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
R. Nelson, Chicago Title	425 Commercial St.	424-1700, Rebecca.Nelson@ctt.com
<b>Lender/Loan Officer:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Attorney:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Contractors:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Real Estate Agents:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Investors:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Other parties providing similar, significant services:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>

## ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

### Fee Calculations

Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____	Plat, Preliminary	\$ _____
Binding Site Plan	\$ _____	Planned Unit Development	\$ _____
Boundary Line Adjustment	\$ _____	Rezoning	\$ _____
Comprehensive Plan Amendment	\$ _____	Shoreline Permits:	
Conditional Use Permit, Administrative	\$ _____	Conditional Use	\$ _____
Conditional Use Permit	\$ _____	Substantial Development	\$ _____
Critical Area Permit	\$ _____	Variance	\$ _____
Design Review	\$ _____	Short Plat, Preliminary	\$ _____
Environmental Review (SEPA)	\$ _____	Site Plan Approval	\$ _____
Environmental Review with critical areas	\$ _____	Special Use Permit	\$ _____
Fill and Grade Permit	\$ _____	Special Use Permit for ADU	\$ _____
Landscape Modifications	\$ _____	Temporary Use Permit	\$ _____
Major Modification	\$ _____	Transportation Concurrency	\$ _____
Master Plan	\$ _____	Variances, Administrative	\$ _____
Non-Conforming	\$ _____	Variances	\$ _____
Other Permit Write in Below:		Postage	\$ _____
	\$ _____	Land Use Signs:	\$ _____

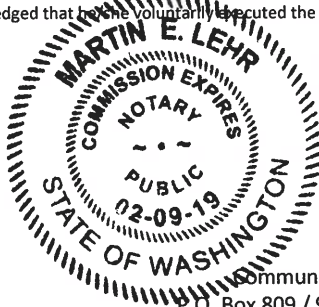
### AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, David E. Christensen, declare that I am (please check one) \_\_\_\_\_ the owner of the property involved in this application, \_\_\_\_\_ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: \_\_\_\_\_

On this, the 25 day of JANUARY, 2019 before me personally appeared David E. Christensen known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he voluntarily executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Martin E. Lehr  
Notary Public in and for the State of Washington  
Residing at 44 Conner  
My Appointment Expires 2-9-19

Community & Economic Development Department  
P.O. Box 809 / 910 Cleveland Ave. – Mount Vernon, WA 98273  
(360) 336-6214 – www.mountvernonwa.gov

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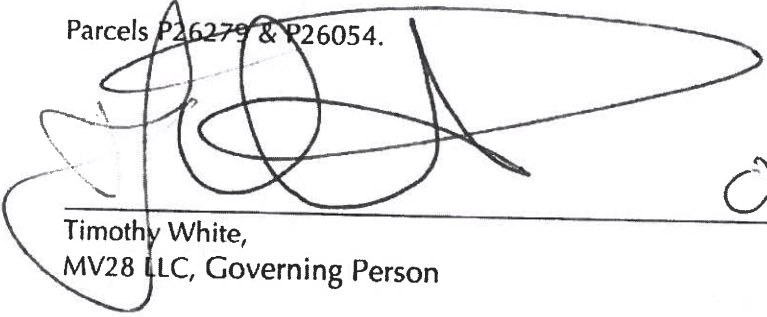
JAN 26 2017

C.E.D. DEPARTMENT  
BY \_\_\_\_\_

**PROOF OF AUTHORIZATION**

January 25, 2017

David E. Christensen is an authorized representative to act on behalf of the property owner, for all documentation and submittals required for a "Comprehensive Plan Map & Text Amendment & Associated Rezone" for property known as MV28, Tax Parcels P26279 & P26054.

  
\_\_\_\_\_  
Timothy White,  
MV28 LLC, Governing Person

01/25/2017  
\_\_\_\_\_  
Date



**MV28 Legal Description** (From Skagit County Assessor)

**Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE**

Owner: MV 28 LLC

P26054:

OPEN SPACE #572 #762925 1973: DK 3: That portion of Government Lot 6 and of the Northeast Quarter of the Southwest Quarter of Section 18, Township 34 North, Range 4 East of the W.M., described as follows: Beginning at center of said Section 18; Thence West 32 rods; Thence South 1,980 feet, more or less, to North line of the county road running through government Lot 6 of said section; Thence Easterly to North and South Quarter section line through said section; Thence North to point of beginning; EXCEPT dike and ditch rights of way; AND EXCEPT the West 10 acres thereof.

P26279:

OPEN SPACE #572 #762925 1973: DK 17: Part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 34 North, Range 4 East of the W.M., described as follows: Beginning at a point on the South line of said Southeast Quarter of the Northwest Quarter, 680 feet, 11 inches East of the Southwest corner thereof Thence East 680 feet, 11 inches, more or less, to the Southeast corner of said Southeast Quarter of the Northwest Quarter Thence North 1,271 feet, 7 inches, more or less Thence West on the North line of said Southeast Quarter of the Northwest Quarter 689 feet, 4 inches Thence South 1,271 feet, 7 inches, more or less, to the point of beginning. EXCEPT the South 870.00 feet of the North 918 feet 5 inches of the East 225.00 feet of the Southeast Quarter of the Northwest Quarter of Section 18, Township 34 North, Range 4 East of the W.M. and except the west 351 feet

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**PROJECT NARRATIVE**RECEIVED  
CITY OF MOUNT VERNON**CDM**

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C.E.D. DEPARTMENT  
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- a. Rezone C-2 area to P, for an eventual Riverwalk RV Resort Conditional use. Site Area: Approximate 315' x 2600' and 100' x 870' (20.8 Acres) with a small parcel on south side of Dike Road (River Bend) within the City Limits. There is another adjacent parcel of approx. 1250' x 350' parcel that is in County Jurisdiction area zoned as Agricultural Natural Resource Lands (AG-NRL), not included in this re zone proposal. The very south end of Parcel 26054, south of River Bend Road, is currently Zoned F-1, and will remain unchanged.
- a. Current Zoning at subject site and adjacent properties: C-2. Updated Comprehensive Plan Designation: General Commercial.
- b. Current Use of site is a temporary Agricultural use, with no existing improvements.
- c. Special site features: Existing finish grade is below FEMA food elevations. Generally flat topography.
- d. Soil Type and Drainage conditions:
- e. Non-Project Rezone proposal. However, the intent is to apply for an allowed Conditional Use for an RV Resort land use.
- f. Off -Site Improvements: N/A for a Non-Project Rezone proposal. However, off site road access improvements will occur if an RV Resort CUP is granted after a Rezone.
- g. Total Estimated Construction Cost: N/A for a Non-Project Rezone proposal.
- h. Excavation and Fill: N/A for a Non-Project Rezone proposal.
- i. Tree Removal: N/A for a Non-Project Rezone proposal.
- j. Land dedicated to City: N/A for a Non-Project Rezone proposal.
- k. Shoreline: N/A. (C-2 Zoned Property is just over 200' north of Skagit River OHWM. F-1 zoned property south of Riverbend Road within Shoreline jurisdiction is not included in rezone application.) There will be no development proposed within the 200' shoreline jurisdiction area.
- l. Subdivision: N/A.

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C.E.D. DEPARTMENT  
BY \_\_\_\_\_**MV28 Rezone Justification of Proposal**  
(Future Riverbend RV Resort)

Re: COMPREHENSIVE PLAN MAP &amp; TEXT AMENDMENTS &amp; ASSOCIATED REZONE

This Application will change the existing Zoning from C2 to P for the sole intent of submitting a subsequent Conditional Use proposal for an RV Resort land use. It is only allowed as a CUP in the P zone, versus the current C2 zone. The proposed land use was allowed as a Conditional Use in the C2 zone in prior regulations, but was subsequently removed by previous administrations. Due to sequencing requirements, this is a non-project proposal for a zone change only, because concurrent applications are not allowed at this time. If a zone change is successful, a Conditional Use application will be submitted for an RV Resort, meeting all regulatory requirements.

The justification rationale includes the following two main criteria:

1. Economic viability of this specific site for other uses.
2. Compatibility with Goals of the new Mount Vernon Comprehensive Plan.

This particular, and unusual land parcel layout, cannot be otherwise utilized for any current allowed use, to meet economic goals for the C-2 commercial zone in Mount Vernon. The intent is to meet the goals of the Mount Vernon Comprehensive Plan, and the Overall Economic Development Plan to everyone's benefit.

This is an undesirable site location for potential commercial users. The existing site grade is significantly below 100 Year FEMA Flood Elevation and the cost of improving the site to be "development ready" renders the project economically infeasible, when compared to other available properties. This will be explained below.

The dilemma for the property owner, was to find a development land use that was compatible for Comprehensive Plan goals, while still making financial sense for development and to contribute to the Goals for Mount Vernon. After exploring all land use possibilities, a short stay, tourist-oriented RV Resort seemed to make the most sense, because only part of the site that would need to be elevated above FEMA flood plain elevations; a small Commons Building. Not the Resort RV spaces. A preliminary economic feasibility analysis made sense. As explained above, the only way to accomplish the development, was to go through this particular process.

The key, would be to allow for a use that meets planning & environmental goals, while providing economic gain for the community. It is also important to make sure that any project does not allow undesirable development. Seems clear that unique land parcels require special conditions to assure the community gets what is right.

Below is a more thorough explanation and justification.



As an Architect and Planner, for numerous projects throughout the northwest, I see frustration by Planning staff, and my clients, who want to...*do the right thing*. But...regulatory language may not allow a creative and ideal land use, because the current rules do not allow a way to get there. It may be the right thing to do, but...the rules don't allow it. In helping create regulatory language for some cities, I find it always good to add a paragraph at the beginning of all codified chapters about...*the intent*. It is very difficult to know all the unique land parcel situations, neighborhoods, changing markets, and economic drivers that affect land use development. But...if you know the *intent*...the property owner is given the freedom to propose a unique solution that meets personal and Community goals. And everyone is happy.

This property fits this situation. So, the intent here is to find a way to do the right thing, by allowing for a land use zone to get us where we all want to go...to meet *the intent*.

### Economic Viability

C-2 Zoning should preserve Commercial uses, in areas that could be developed for those uses. In order to enhance commercial type uses that add economic value, with minimal impact costs to the City of Mount Vernon, Zoning should be allowed, that meet the goals of the Overall Economic Development Plan.

The subject land parcel is extremely long, narrow and very expensive to upgrade. It is unsuitable for large commercial retail-type uses, according to local Commercial Real Estate Brokers for several reasons:

- a. The subject land is in a Flood Zone. To get to above FEMA flood elevation, approx. 10-12' of compacted structural fill would be required. It is not ready to develop. It is expensive to improve. The landfill costs could add approximately \$6,377,272 for 18.73 usable acres or 7.81\$/sf.
- b. A full perimeter retaining wall would have to be built to contain all of this fill with Ultrablock or similar. 4430 lineal ft x 12' ht x +/- \$22/sf = \$1,169,520. Or approx. \$1.47/sf of usable land area
- c. All utilities and access road would have to be brought to the site at a cost of approx. \$200,000
- d. ***The total cost to bring the site up to "Development Ready" would be approximately \$7,746,792, + soft costs of 20%, or \$11.66/sf at a minimum.***
- e. There is no frontage, or visibility, on a commercial arterial or street of any kind, required by any commercial business for easy customer access.
- f. This Land parcel varies from 700'-1000' from the retail road (Freeway Drive), it is not visible by normal commercial traffic & customers. It is behind other frontage businesses.
- g. Most all commercial retailers desire a land parcel that is more "square" in shape, to allow for customer parking to be near front entry of store and the access. This land parcel is long and skinny, which does not allow for any viable uses desired by any commercial enterprise allowed in C-2 Zone, currently.
- h. These issues were verified by local Commercial Brokers and Appraisers. If this site was "Development-Ready" with fill and infrastructure brought to the site, there would be a premium of an additional \$11-12 /sf added to the base land value. ***This would be significantly more than any commercial developer or user would pay for similar land...if it even had a "usable" or desirable land shape, visibility and accessibility.***

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MV28 Rezone Justification of Proposal

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

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- i. This site is not economically feasible to use for any Retail type commercial uses as intended by the C-2 Zone. It is very difficult to imagine ANY commercial use that could be developed here. Except one. RV Resorts. They can be built on a low-lying grade, because there are few permanent structures. They include tourists that are generally staying in Mount Vernon area 1 to 7 nights. If flooding conditions occur (usually in low tourist season), it will be easy to clear them out, well in advance. Any permanent guest structure on site (office, commons area, etc.) would be designed to be above required FEMA floor elevations. But, not the rest of the site. It can flood over. This rezone would allow this type of Conditional Use.

### **Comprehensive Plan Issues :**

*Compatibility with Goals of the new Mount Vernon Comprehensive Plan.*

C-2 Zoning should preserve Commercial uses, in areas that could be developed for those uses. In order to enhance commercial type uses that add economic value, with minimal impacts costs to the City of Mount Vernon, Zoning with Conditional Uses should be allowed that meet the goals of the Overall Economic Development Plan, such as:

In the Mount Vernon Comprehensive Plan, under *Development Goals, Objectives and Policies, and the Overall Economic Development Plan (Ord. 2990)* approved by Council; (Paraphrased below)

- \*Land use ordinances and zoning codes should be reviewed to remove roadblocks to development.
- \* Create competitive Tax base
- \* Position Mount Vernon to capture year-round visitor-related businesses...
- \*Encourage continued private investment and improvement of a more appealing, accessible and expanded Freeway Drive commercial corridor.
- \* Coordinated Visitor & local Shopper marketing
- \* Tourism Attractor Development

**The new Mount Vernon Comprehensive Plan document starts with an appropriate "Land Use Vision";**

*"...Emphasis will be placed on creating and promoting land uses that will help to balance land uses where people live, work, and play."*

January 23, 2017

MV28 Rezone Justification of Proposal

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

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Subject property allows connectivity to existing P zoned land at the south end of the parcel and the area south of Riverbend Road, (Riverbend walkway and Lion's Park) adjacent to land that is part of this proposal. The land area directly south of Riverbend Road is part of the same ownership as the proposal, and it currently zoned F-1 Open Space, which would allow a trail connection and that zoning would remain unchanged.

Under General Land Use Goals, Policies & Objectives in the New Comprehensive Plan, this proposal meets the following summarized policies;

LU-1.1.6 Encourage infill development on vacant properties with existing public services and utilities.

LU-1.3.1 Provide adequate land for...development that provides jobs & augments the City's tax base

LU-1.3.2 Ensure zoning regulations accommodate a range of allowable businesses...in appropriate locations...

LU-1.3.3 review...development regulations to remove unnecessary requirements that unnecessarily hinder the development process.

LU-2.1.1 Designate land for...commerce, recreation...on the Land use map.

**This specific parcel area is *NOT* included In the Comprehensive Plan Appendix A Exhibit (Map 7.0) for Commercial/Industrial Parcels with Development potential.**

**This land parcel is also *NOT* included in the Comprehensive Plan Appendix A Table 3 Commercial/Industrial Developments with infrastructure.**

Additionally, Skagit County Planning policies, dated 10/10/07 under Economic Development policy 5.7 calls for: Tourism, recreation...shall be promoted ..

#### **Rezone Conditional Use issues**

As stated above, this proposal is for a Comprehensive Plan Map & Text Amendment & Associated rezone, as recommended by Staff. Again, the only reason for this process is to apply for a Conditional Use for an RV Resort land use if this Rezone is approved.

This is a non-project proposal at this time.

However, it may be important for the review of this proposal, to understand the intent for a subsequent Conditional Use application for an RV Resort. Below is some discussion about the future use. This is not intended to be as a comprehensive CUP application, but it may be informative for the Rezone justification.

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MV28 Rezone Justification of Proposal

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

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The subject property, known as MV28 (*Hopefully named Riverwalk RV Resort*), would be a quality Motor Coach/RV Resort, not a permanent trailer park, catering to visitors to Mount Vernon, that could add approx. \$30,000,000\* to the local economy in the first year of operation alone.

*\* Independent studies indicating amount spent per night and std. economic multipliers.*

This certainly meets the "intent" of the C-2 Zone.

As an Architect, I have been working with clients who have developed these "RV Resorts". They are quite popular. High-end, quality Recreational Vehicles (RV's) continue to sell well throughout the country, locally and Canada. The big problem these owners have, is there are very few quality RV resorts to stay at. There are NONE in Washington State. None. The demand is there, according to a National RV Consultant, Rich Stockwell. These projects are very high quality, and they have higher income clientele, that want to visit our region. It should be noted that the BERK Consulting report done for the City of Mount Vernon, for employment projections, lists the Leisure and hospitality sector at an annual growth rate 0.6% vs 0.2% for Retail trade. An approximate 300% increase. It would be a very desirable land use.

A future Conditional Use application would meet all development criteria for Recreational Vehicle Parks in MVMC 17.30.040, allowed in the P zone. The regulations will clearly limit amount days RV's can stay and will clearly not be a permanent resident "trailer park". As stated above, It will cater to very High-end, quality Recreational Vehicles. Tourists to add value to our local economy with sales tax dollars.

An approval of this proposed Comprehensive Plan Map & Text Amendment to change this Parcel from C-2 to P will help maintain other viable commercially zoned properties, and allows for development to meet other Goals of the City and Comprehensive Plan.

Sincerely,

**David E. Christensen AIA, LEED AP**

*Architect and Planner*

A handwritten signature in black ink, appearing to read 'David E. Christensen', with a large, sweeping flourish extending to the right.



## SEPA ENVIRONMENTAL CHECKLIST

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MV28 Rezone (*Future Riverbend RV Resort*)

*Use of checklist for nonproject proposals:*

A. BACKGROUND

1. Name of proposed project, if applicable:

Riverbend RV Resort Rezone

2. Name of applicant:

MV28 LLC

3. Address and phone number of applicant and contact person:

David E. Christensen AIA, Christensen Design Management, P.O. Box 5068, Bellingham, WA 98227, 360-676-4800

4. Date checklist prepared:

January 20, 2017

5. Agency requesting checklist:

City of Mount Vernon, WA

6. Proposed timing or schedule (including phasing, if applicable):

Immediately upon receipt of land use approvals and building permits.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No reports prepared to date for this non-project rezone action. Other reports may be necessary in future for any Conditional Uses and Bldg. Permits.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain

No.

10. List any government approvals or permits that will be needed for your proposal, if known City of Mount Vernon for a non-project rezone application.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain



aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Non-Project proposal to rezone this specific approx. 20.5 acre land parcel from C2 to P designation in order to allow for a conditional use application for an RV resort land Use.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Tracts A and B description lengthy. See attached. Located in Qtr3, Sec.18, T34, R4. TPN: P26054. Legal description: TPN: P26054 AND P26279

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

#### **a. General description of the site**

(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

#### **b. What is the steepest slope on the site (approximate percent slope)?**

1-3%

#### **c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soil Classifications; 57/96/136. Majority Silt & sandy loam

#### **d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe**

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A. Non-Project proposal.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A. Non-Project proposal.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A. Non-Project proposal.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A. Non-Project proposal.

## **2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known

N/A. Non-Project proposal.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A. Non-Project proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A. Non-Project proposal.

## **3. Water**

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Skagit River is just beyond 200' to the south of subject land parcel across River Bend road.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. Non-Project proposal.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A. Non-Project proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. Entire site.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A. Non-Project proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A. Non-Project proposal.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A. Non-Project proposal.

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A. Non-Project proposal.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A. Non-Project proposal.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A. Non-Project proposal.

#### 4. Plants

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other  
☐ evergreen tree: fir, cedar, pine, other  
☐ shrubs  
☒ grass  
☐ pasture  
☒ crop or grain  
☐ Orchards, vineyards or other permanent crops.  
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A. Non-Project proposal.

- c. List threatened and endangered species known to be on or near the site.

N/A. Non-Project proposal.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A. Non-Project proposal.

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A. Non-Project proposal.

#### 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_  
N/A. Non-Project proposal.

- b. List any threatened and endangered species known to be on or near the site.

N/A. Non-Project proposal.

- c. Is the site part of a migration route? If so, explain. [help]

N/A. Non-Project proposal.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A. Non-Project proposal.

- e. List any invasive animal species known to be on or near the site.

No. N/A. Non-Project proposal.

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [

N/A. Non-Project proposal.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe

N/A. Non-Project proposal.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

N/A. Non-Project proposal.

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [

N/A. Non-Project proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None. Nearby local and state Arterial will be a positive effect for site.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A. Non-Project proposal.



- 3) Proposed measures to reduce or control noise impacts, if any:  
N/A. Non-Project proposal.

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current temporary agricultural use. Commercial uses to the East and farming/agricultural uses to the West of the subject property

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would convert 100% of this current use to RV Resort.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

None.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

C2 Commercial.

- f. What is the current comprehensive plan designation of the site?

Commercial.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. Flood Plain.

- i. Approximately how many people would reside or work in the completed project?

None.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

A successful Rezone and Conditional use for an RV resort is 100% compatible, and desired for adjacency to commercial uses. Appropriate regulatory buffers will be included for property adjacent to County Agricultural land uses.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A Non project proposal. However, A successful rezone and conditional use for an RV Resort desires views to Skagit Valley agriculture as a view amenity to the west, and adjacency to commercial uses to the east for short term tourist activity.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

One middle-income live-in Caretaker Unit if developed as an RV resort.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None. N/A.

- c. Proposed measures to reduce or control housing impacts, if any:

None. N/A.

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort may include one, 1 story structure.

- b. What views in the immediate vicinity would be altered or obstructed?

None. N/A..

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A.

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A. Non-Project proposal

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A. Non-Project proposal

- c. What existing off-site sources of light or glare may affect your proposal?

N/A. Non-Project proposal

- d. Proposed measures to reduce or control light and glare impacts, if any: [ help ]

N/A. Non-Project proposal

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Riverwalk Trail and Lion's Park.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A. Non-Project proposal

#### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A. Non-Project proposal

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A. Non-Project proposal

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to site via College Way. Site has a private easment access at north end of site and frontage on River Bend road to the south.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Riverside Drive/College Way intersection that serves the site on SKAT Route 207, approximately 600 feet East of this proposal.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A. Non-Project proposal

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A. Non-Project proposal

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A. Non-Project proposal

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A. Non-Project proposal

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. N/A. Non-Project proposal

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A. Non-Project proposal

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A. Non-Project proposal

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A. Non-Project proposal

**16. Utilities**

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

None.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A. Non-Project proposal

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Under penalty of perjury I swear that all information provided is true and correct.



Signature: \_\_\_\_\_

Name of signee David E. Christensen

Position and Agency/Organization : Agent for Owner/ Christensen Design Management

Date Submitted: January 25, 2017



#### D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would affect stormwater controls and emissions from vehicular circulation into site.

Proposed measures to avoid or reduce such increases are:

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would include stormwater controls to meet current Department of ecology rqmts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort may increase potential small bird habitat with new landscaping.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would utilize native plant materials for any new landscaping.

3. How would the proposal be likely to deplete energy or natural resources?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would utilize a minor amount of electricity and Infrastructure utilization for site access, sewer, etc.

Proposed measures to protect or conserve energy and natural resources are:

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort will meet or exceed current energy efficient, LID standards by the WSEC and DOE, in addition to city of Mount Vernon rqmts.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort could result in additional use of city trails, parks and other tourist-oriented destinations, as is their goal.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort will provide additional tourist sales tax into the local economy to help maintain tourist-oriented facilities and commerce.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would meet Comprehensive Plan goals.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort may increase utilization of local transportation to a small extent, since all RV inhabitants may have private vehicles.

Proposed measures to reduce or respond to such demand(s) are:

None.

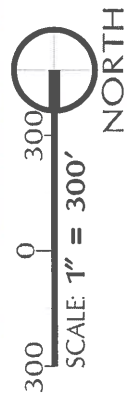
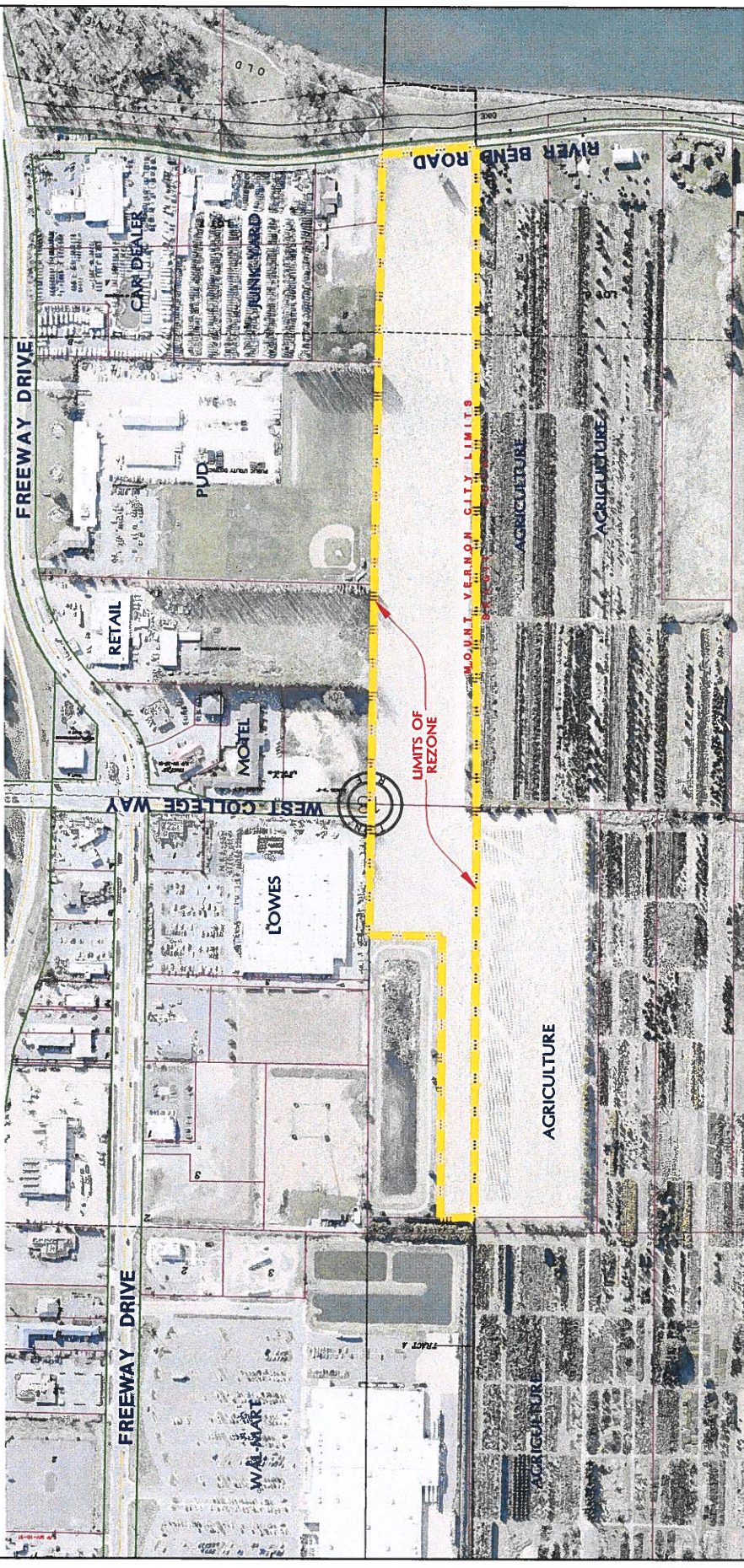
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort will not conflict with any laws to our knowledge.



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IN A PORTION OF SECTION 18, TOWNSHIP 34 N, RANGE 4 E, W.M.



**Sound Development Group**  
ENGINEERING, SURVEYING & LAND  
DEVELOPMENT SERVICES  
P.O. Box 7702, 1111 Cleveland Avenue, Suite 202  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION		REZONE APPLICATION FOR MV28		DRAWING NAME 10088REZONE.dwg SHEET 1 OF 1
NEIGHBORHOOD DETAIL MAP	SCALE DRAWN BY: JOB NUMBER: DATE	PLAU 10088 012017	T' = 300' PROJECT	







# Soil Map—Skagit County Area, Washington

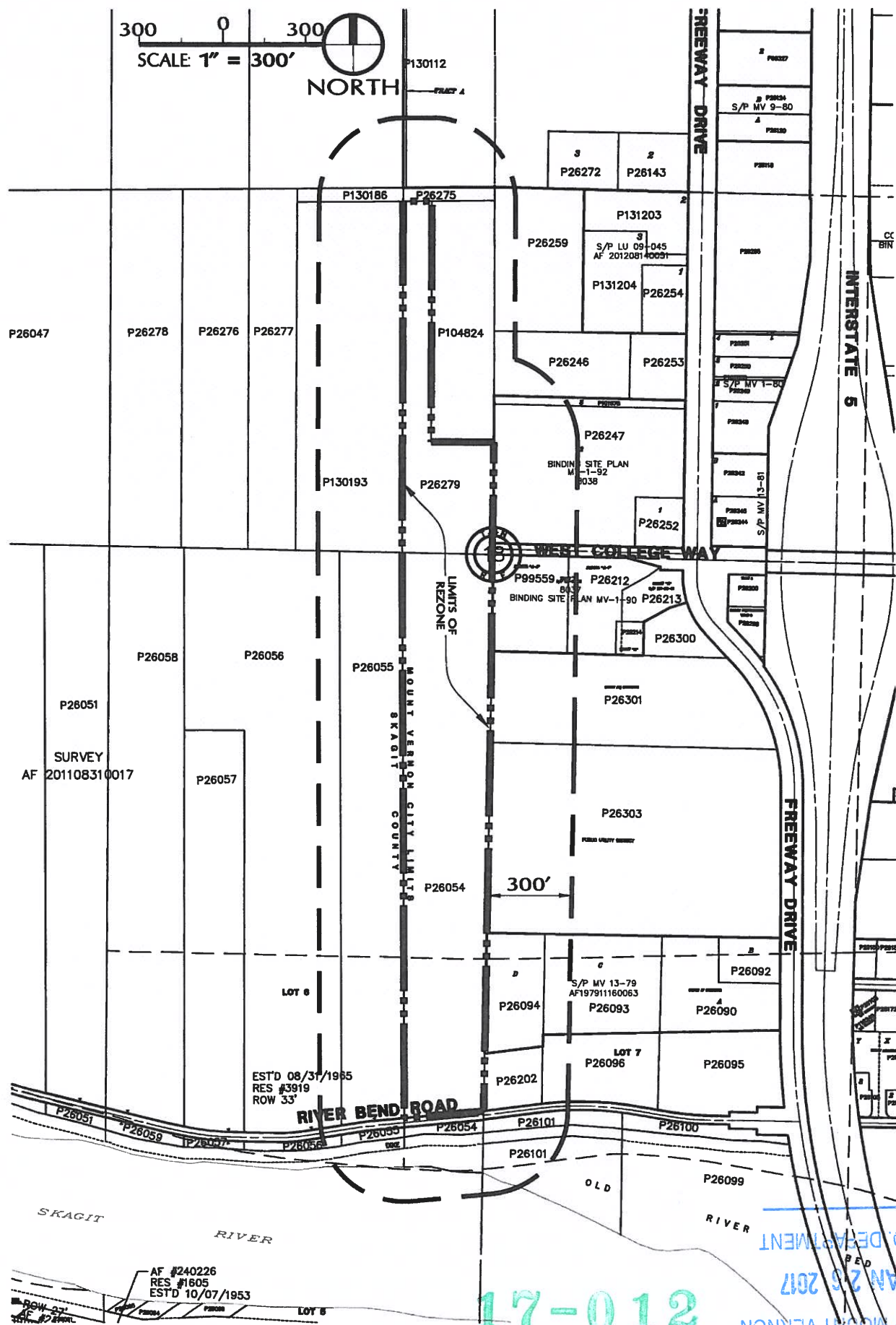


Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

1/23/2017  
Page 1 of 3

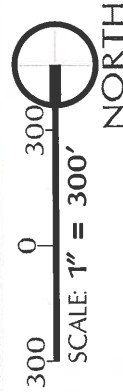
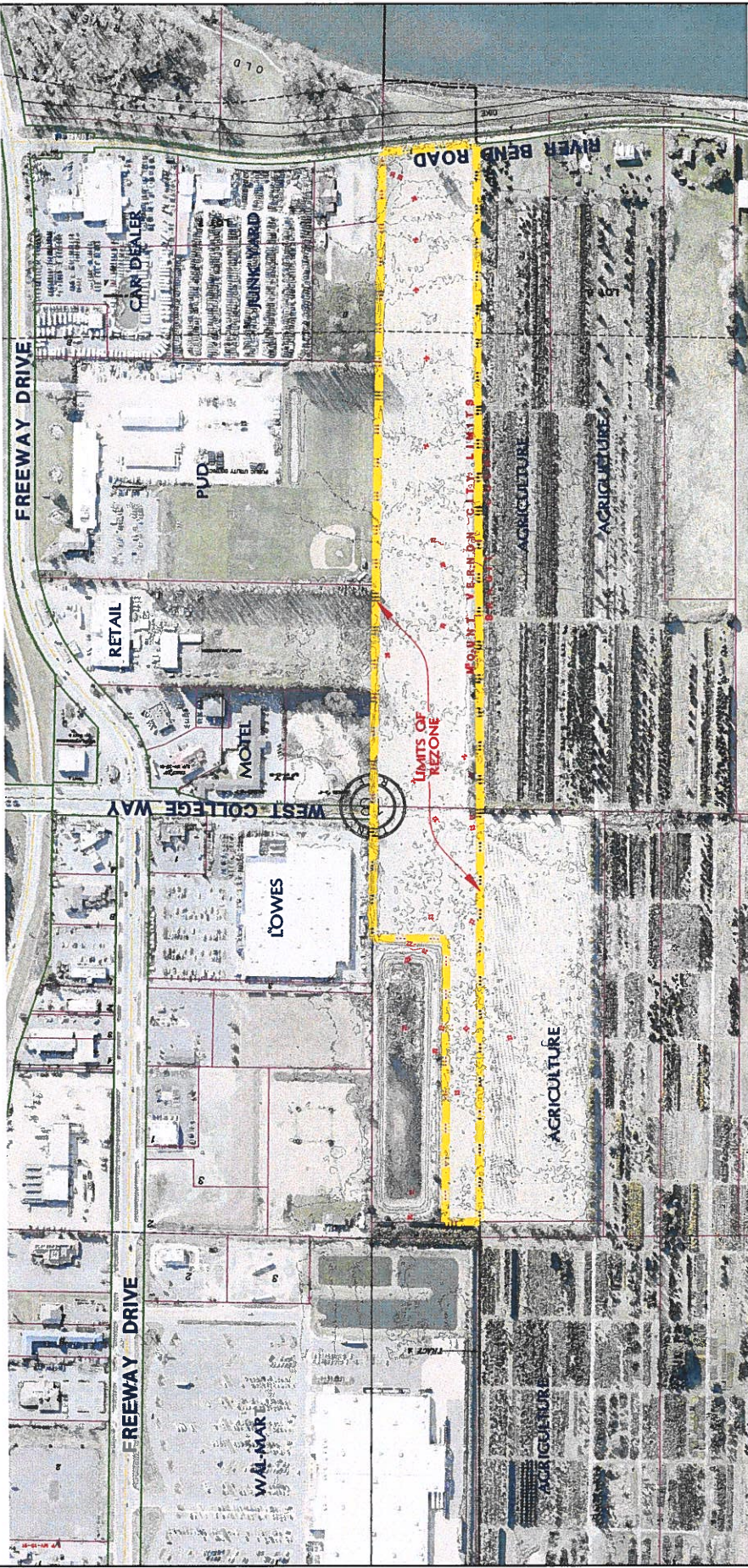






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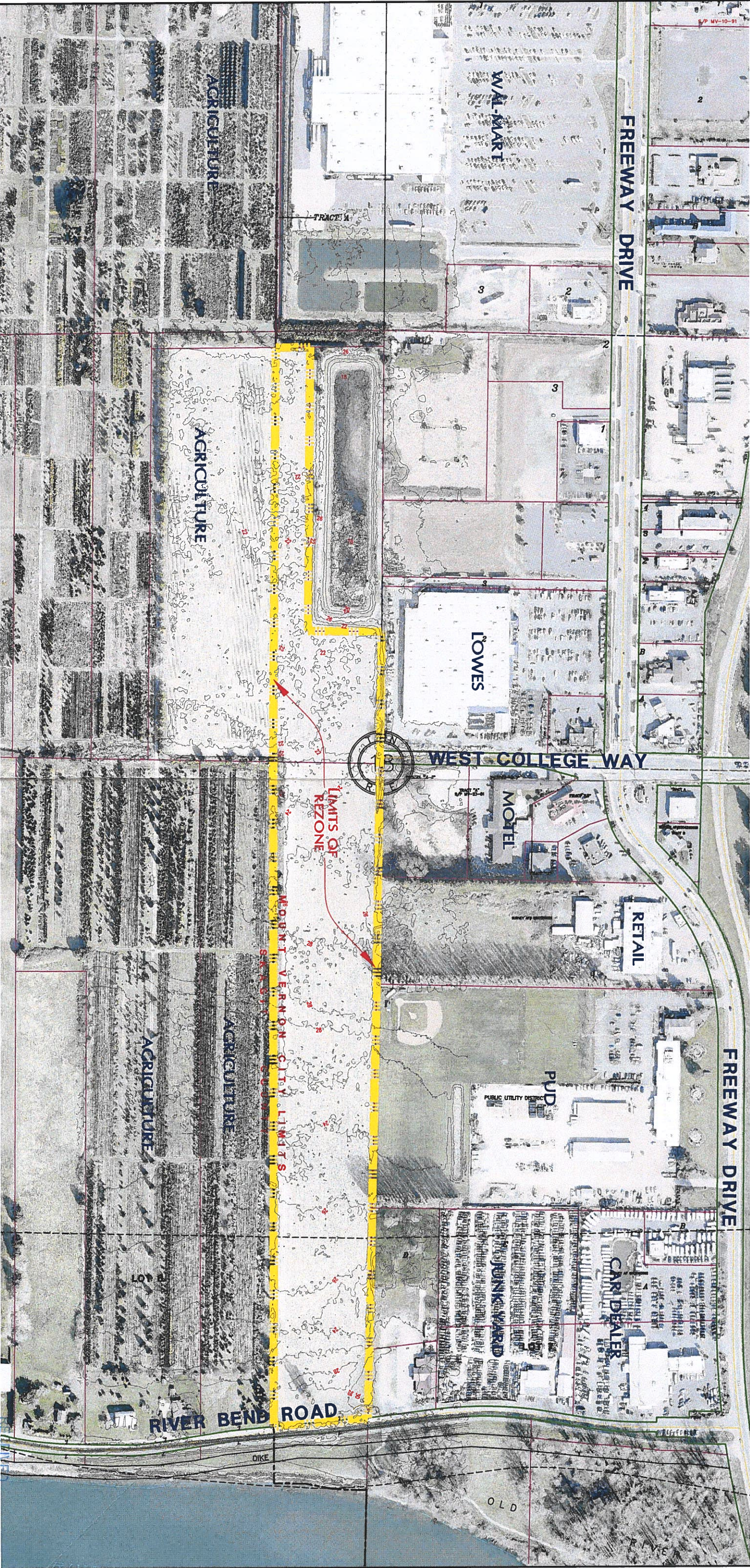


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DRAWING NAME 10088REZONE.dwg SHEET 1 OF 1	REZONE APPLICATION FOR MV28	SHEET DESCRIPTION EXISTING CONDITIONS
SCALE DRAWN BY JOB NUMBER DATE	SCALE 1" = 300' PROJECT PLAU 10088 012017	



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		JOB NUMBER:	10088		SHEET	
		DATE:	012017			1 OF 1

3000300

SCALE: 1" = 300'

NORTH

CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT

BY: \_\_\_\_\_



